

**Advertisement Number - 079/2008**

**Date – 11<sup>th</sup> August, 2008**

**Name of the Post - Town Planner, Group-B, in Town Planning & Valuation Department.**

**THE SYLLABUS & OTHER DETAILS OF THE SCREENING TEST WILL BE AS UNDER :-**

The Screening Test will be held at Mumbai only. The candidates should note that the Screening Test will be conducted with a limited purpose of short-listing the candidates for interview. While assessing Objective type answersheets, no penalty marks will be deducted for wrong answers marked by a candidate in his answersheet. Only correct answers given by candidate will be considered for valuation purpose. The marks obtained in the Screening Test will be added to the Marks obtained in the interview to decided the final selection.

**Details of Screening Test:-** The Screening Test will consist of only one Question paper of Objective type (i.e Having Multiple-Choice questions). The question paper will carry maximum 100 marks & contain 100 questions. It will be of one hour's duration. The Question paper will be set in **English Only**. The standard of the paper will be suited to the aforesaid post.

**SYLLABUS**

**SECTION (I) : PLANNING**

**01. Theoretical Aspects of Planning:**

**(Marks 05)**

- A) Theories governing the Urban Land use Planning
- B) Public Interest as an Urban land determinant, Health & Safety as an Urban land determinant.
- C) Demographic Projections & methods
- D) Transportation studies like Origin & Destination.
- E) Industrial Location & Impact assessment.
- F) Environmental study & EIA (Environmental Impact Assessment)
- G) Plan preparation.

**02. Perpetration of Regional Plan:**

**(Marks 10)**

- A) Need & contents of regional plan.
- B) Regional Delimitation.
- C) Surveys necessary for Regional Plan.
- D) Analysis & projection.
- E) Alternative plans.
- F) Implementation.
- G) Necessary steps for starting & ending the process of Regional Planning.
- H) Major plans required in the document.
- I) Relation with the state plan & Surroundings.

**03. Development Plan:**

**(Marks 10)**

- A) Legal & administrative Processes to start the D.P.
- B) Surveys, types, duration, etc.
- C) Analysis & projections.
- D) Planning alternatives goals & objectives & public participation.
- E) Implementation & financial aspects.
- F) Necessary steps for ending the D.P.
- G) Major plans needed in the documents.

- H) Relation with R.P.
- I) Contents of D.P. (Section 22)
- J) Modifications (section 37) purchase notice (section 49) & appeal (section 47)

**04. Town Planning Schemes: (Marks 10)**

- A) Legal Provisions      B) Need for T.P. Schemes
- C) Terms & concepts      D) Rational behind charging of incremental /betterment contribution
- E) Relation with D.P.

**05. (A) Layout of Lands: (Marks 03)**

- (i) Need for layouts      (ii) Acts & bylaws      (iii) Main planning principles
- (iv) Traffic, Circulation, road patterns      (v) Landscaping      (vi) Amenities & services.

**(B) Village Plans: (Marks 02)**

- (i) Legal provisions      (ii) Surveys      (iii) Analysis & Projections
- (iv) Plans      (v) implementation.

**06. Development Control: (Marks 10)**

- (A) D.C. Control Rules      (B) Development charge & concepts behind it.
- (C) Provisions of appeal      (D) Factors to be considered while granting development permissions.

**07. Acts and Rules: (Marks 10)**

- (A) MRTP Act 66 (with latest amendments & modifications)
- (B) LA Act 1894      (C) ULC 1976 (if in existence)
- (D) Bombay Provisional Municipal Corporation Act. 1949.
- (E) Maharashtra Municipal Council Act, 1965
- (F) Grampanchayat Act. (G) MLR Code 1965
- (H) Bombay Stamp Act 1958      (I) Constitutional Amendments Regarding Town Planning

**SECTION (II) : VALUATION**

**08. Theoretical Aspects of Valuation (Marks 05)**

- (A) Definition of Valuation      (B) Various purpose of Valuation
- (C) Special characteristics of landed property
- (D) Supply of landed property & factors affecting it
- (E) Demand for landed property & factors affecting it
- (F) Interests in landed property.
- (G) Market Value      (H) Statutory valuation & non-statutory valuations
- (I) Capital value      (J) Rental Value

**09. Valuation of Land & Buildings: (Marks 10)**

- (A) The direct comparison or comparative method..... (i) Circumstances when to be used.  
(ii) Points to be considered.
- (B) The contractors method & its weaknesses.
- (C) The Profit method ..... (i) Gross Profit      (ii) Net Profit      (iii) Deductions
- (D) The Residual method..... (i) Circumstances when to be used.  
(ii) Latent value      (iii) Cost of development
- (E) The Investment Method..... (i) Investment      (ii) Year's Purchase  
(iii) Estimation of Gross income, Outgoing & Net income.

- (iv) Rates of Interest.....
  - (a) Remunerative Rate of Interest & factors on which it is dependent
  - (b) Accumulative rate of interest.
- (v) Advantages of Investment in landed property.
- (vi) Disadvantages of Investment in landed property.
- (vii) Yields & its relationship with price.
- (viii) Factors governing investment.

**10. Rental Value and its Estimation: (Marks 05)**

- (A) Rent
- (B) Demand factors affecting rental value
- (C) Supply factors affecting rental value
- (D) Methods of estimating rental value
- (E) Outgoing
- (F) Sinking fund
- (G) Rating

**11. Types of Landed property: (Marks 05)**

- Main types and considerations for valuation.
- (A) Residential Property
  - (B) Industrial property
  - (C) Commercial Property -Goodwill
  - (D) Agriculture Property
  - (E) Leasehold Property :Various types of Rent-- Ground Rent, Rack Rent, Gross Rent, Net Rent, Rising Rent, Virtual Rent, Premium.
  - (F) Non-Agricultural Assessment.

**12. Valuation Tables: (Marks 05)**

- (A) Meaning & Utility.
- (B) Amount of Re.1/-
- (C) Present value of Re.1/-
- (D) Amount of Re. 1/- p.a.
- (E) Annual Sinking Fund
- (F) Present value of Re.1/-p.a.
- (G) Single rate tables & Dual rate tables.
- (H) Annuity of Re.1/-

**SECTION (III) : LAND ACQUISITION**

**13. Acquisition of Land and Buildings: (Marks 10)**

- (A) Need for compulsory acquisition
- (B) Procedure of Land Acquisition under L.A. Act 1894.
- (C) Functions of Land Acquisition Officer
- (D) Factors to be taken into account while estimating the compensation
- (E) Factors which are not to be taken into account while estimating the compensation.
- (F) Urgency Clause
- (G) Withdrawal of acquisition.
- (H) Various other Acts in Maharashtra for acquisition & method of estimating compensation under those Acts.

The candidates who have been admitted to the Screening Test will be informed by admission letter of the venue and the timetable of the Screening Test. Such letters will be issued by the Commission's Office well in advance. If however, candidates does not receive such letter before three days of the test, they should come personally to the Commission's office to obtain duplicate admission letter. Duplicate letters will be issued to only such candidates whose names are there in the list of admitted candidates. Neither any correspondence will be entertained in this connection nor duplicate

letters will be sent by post. As far as possible, only the candidates who are eligible in terms of this advertisement & prospectus, will be admitted for the Screening Test. However, in case of a candidate whose eligibility is disputed, may be admitted provisionally subject to verification of his eligibility. If at any stage of selection it is found that the information given by a candidate in the application is false or wrong or that a candidate does not satisfy the conditions of prescribed qualifications for the post, his candidature for the examination will be cancelled. Candidates should appear for the examination at their own expenses.

**Viva - Voce and Personality Test :-** The candidates who will qualify in the Screening Test and who are eligible for the post according to the provisions mentioned in advertisement, will alone be called for interview by Commission. All such candidates will be summoned by the Commission for Viva-Voce and Personality Test which they will have to attend at their own expenses at Mumbai.

**Place : Mumbai**  
**Date : 11<sup>th</sup> August, 2008.**

**N. S. Patwardhan**  
**Deputy Secretary,**  
**Maharashtra Public Service Commission.**